# CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- November 16, 2018

## 121 N. LaSalle Street- City Council Chambers

Approval of the minutes from the October 19, 2018 regular meeting of the Board. Approval of the agenda for the November 16, 2018 regular meeting of the Board.

### 9:00 A.M.

## **SPECIAL USE EXTENSION REQUEST**

587-17-S ZONING DISTRICT: DX-7 WARD: 42

**APPLICANT:** Hail Investments, LLC

**OWNER:** Joseph Cacciatore & Company, Inc.

PREMISES AFFECTED: 315 S. Jefferson Street

**SUBJECT:** Application for a special use to permit the establishment of reduce

the minimum off-street parking requirement by less than 100% from forty-eight spaces to five for a proposed transit served ten story building with ground floor retail and sixty-nine dwelling

units above.

Approved

#### **REGULAR CALL**

574-18-S ZONING DISTRICT: B3-1 WARD: 34

APPLICANT: Carrie Ella's Salon, LLC
OWNER: H & T Revocable Trust
PREMISES AFFECTED: 11127 S. Halsted Street

**SUBJECT:** Application for a special use to establish a hair/ nail salon.

Approved

575-18-S ZONING DISTRICT: RT-4 WARD: 12

**APPLICANT:** Amate House Foundation

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3600 S. Seeley Avenue

**SUBJECT:** Application for a special use to establish a "Group Living Not

Otherwise Classified" facility.

Approved

576-18-S ZONING DISTRICT: RT-4 WARD: 22

**APPLICANT:** Amate House Foundation

**OWNER:** Same as applicant

PREMISES AFFECTED: 2309 S. Ridgeway Avenue

**SUBJECT:** Application for a special use to establish a "Group Living Not

Otherwise Classified" facility.

**ZONING DISTRICT: B1-1** WARD: 50 APPLICANT: 2827-39 Touhy, LLC Ephraim & Rochelle Tatelbaum

**OWNER:** Same as applicant

PREMISES AFFECTED: 2827-39 W. Touhy Avenue

**SUBJECT:** Application for a special use to establish a one-lane drive-through

facility to serve an existing restaurant.

Denied

578-18-Z ZONING DISTRICT: RM-4.5 WARD: 1

APPLICANT: Jodi Development, LLC OWNER: Same as applicant PREMISES AFFECTED: 1216 W. Huron Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 27.6' to 3.75', east setback from 3.84' to zero, west setback from 3.84' to zero, combined side setback from 9.6' to zero for two proposed bridges and stair connections to access the proposed

garage roof decks.

Approved

579-18-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** Dobbing, LLC & 2610 Seminary, LLC

**OWNER:** Same as applicants

**PREMISES AFFECTED:** 1106 W. Wrightwood Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.93' to 22.2' for a proposed three-story, single family

residence with an attached three-car garage.

Approved

580-18-S ZONING DISTRICT: DS-3 WARD: 25

**APPLICANT:** GW South Loop, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1113 S. Jefferson Street

**SUBJECT:** Application for a special use to establish a new eight pump gas

station with an accessory one-story retail building.

• Continued to December 21, 2018 at 2:00 p.m.

581-18-S ZONING DISTRICT: DS-3 WARD: 25

**APPLICANT:** GW South Loop, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1113 S. Jefferson Street

**SUBJECT:** Application for a special use to establish a dual lane drive-through

to serve a proposed restaurant.

• Continued to December 21, 2018 at 2:00 p.m.

582-18-S ZONING DISTRICT: C2-3 WARD: 48

**APPLICANT:** WAM Acquisitions Commons, LLC

**OWNER:** Devon Bank as Trustee U/T/A No. 4485 dated 11/24/81

PREMISES AFFECTED: 5155 N. Broadway / 1137 W. Foster

**SUBJECT:** Application for a special use to reduce the required twenty-seven

parking spaces by 100% for a four-story, twenty-seven residential unit building which shall be located with 1,320 feet of a transit

served location.

Approved

**583-18-S ZONING DISTRICT: RT-4 WARD: 6 APPLICANT:**Kathy Hardin Earl dba Amani Muskani House

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 7528 S. Eggleston Avenue

**SUBJECT:** Application for a special use to establish a transitional residence.

Approved

**584-18-S APPLICANT:**ZONING DISTRICT: RT-4
WARD: 6
Kathy Hardin Earl dba Amani Muskani House

**OWNER:** Stewart Business Center **PREMISES AFFECTED:** 400 W. 76th Street

**SUBJECT:** Application for a special use to establish two required off-site

parking space in an existing parking lot that shall serve a proposed transitional group living residence located at 7529 S. Eggleston

Avenue.

Approved

585-18-Z ZONING DISTRICT: B3-3 WARD: 47

**APPLICANT:** 4757 Ashland, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4753-59 N. Ashland Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed four-story mixed use building.

Approved

586-18-Z ZONING DISTRICT: B3-3 WARD: 47

**APPLICANT:** 4757 Ashland, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4753-59 N. Ashland Avenue

**SUBJECT:** Application for a variation to reduce the on-site parking

requirement from thirty-nine parking spaces to thirty-five parking

spaces for a proposed four-story mixed use building.

587-18-Z ZONING DISTRICT: B3-3 WARD: 47

**APPLICANT:** 4757 Ashland, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 4753-59 N. Ashland Avenue

**SUBJECT:** Application for a variation to reduce the required off-street loading

zone from one to zero for a proposed four-story mixed use

building.

Approved

588-18-Z ZONING DISTRICT: M1-3 WARD: 28

**APPLICANT:** Sean R. Kelly **OWNER:** Same as applicant **PREMISES AFFECTED:** 3416 W. Lake Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to zero for a proposed 10' chain link fence with fabric mesh screen at the rear of a proposed accessory parking lot to

serve the existing warehouse building.

• Continued to December 21, 2018 at 2:00 p.m.

589-18-Z ZONING DISTRICT: M1-3 WARD: 28

APPLICANT: Sean R. Kelly
OWNER: Same as applicant
PREMISES AFFECTED: 3416 W. Lake Street

**SUBJECT:** Application for a variation to establish a 7' high ornamental fence

with sliding gate along Lake Street on the property line instead of

5' from the property line.

• Continued to December 21, 2018 at 2:00 p.m.

590-18-Z ZONING DISTRICT: RS-2 WARD: 22

**APPLICANT:** Olga Nolasco **OWNER:** Same as applicant

**PREMISES AFFECTED:** 4637 S. Kilpatrick Avenue

**SUBJECT:** Application for a variation to reduce south setback from the

required 4' to 0.5", north from 4' to 1'-6", combined side setback from 9.9' to 1'-11" for a proposed second story addition on the

existing single family residence.

• Continued to December 21, 2018 at 2:00 p.m.

591-18-Z ZONING DISTRICT: RS-2 WARD: 22

**APPLICANT:** Olga Nolasco **OWNER:** Same as applicant

PREMISES AFFECTED: 4637 S. Kilpatrick Avenue

**SUBJECT:** Application for a variation to increase the floor area ratio by 10%

from 0.65 to 0.75 for a proposed second floor addition to the

existing single family residence.

• Continued to December 21, 2018 at 2:00 p.m.

**592-18-S ZONING DISTRICT: B1-3 WARD: 32** 

**APPLICANT:** 1446-50 Barry, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1448 W. Barry Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed five-story, eight dwelling unit building

with roof top enclosures, roof decks, front balconies, interior

parking and attached parking.

• Continued to December 21, 2018 at 2:00 p.m.

593-18-Z ZONING DISTRICT: B1-3 WARD: 32

**APPLICANT:** 1446-50 Barry, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1448 W. Barry Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 3.92' to zero, east from 2' to zero for a proposed five-

story, eight dwelling unit building.

• Continued to December 21, 2018 at 2:00 p.m.

**S94-18-S APPLICANT:**ZONING DISTRICT: B3-1 WARD: 38
Caryn Skupien dba North Center Massage, LLC

**OWNER:** Dr. David Tyrell, DC **PREMISES AFFECTED:** 4321 N. Central Avenue

**SUBJECT:** Application for a special use to establish a massage establishment.

Approved

595-18-S ZONING DISTRICT: B3-2 WARD: 28

**APPLICANT:** Cornelius Haywood Jr. dba C. Macks Got It Barber and Beauty Salon

OWNER: Three Brothers Inc.
PREMISES AFFECTED: 262 N. Kedzie Avenue

**SUBJECT:** Application for a special use to establish a barber / beauty salon.

Approved

596-18-Z ZONING DISTRICT: RS-3 WARD: 40

**APPLICANT:** Ayesha Hassan **OWNER:** Same as applicant

**PREMISES AFFECTED:** 5336\* N. Bowmanville Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 21.22' to zero, west from 7.31' to 6' (east shall be 25'-3"\*),

rear setback from 21.18' to 5' for a proposed two-story single

family residence with an attached two car garage.

<sup>\*</sup>Amended at hearing

597-18-Z ZONING DISTRICT: RS-3 WARD: 40

**APPLICANT:** Ayesha Hassan **OWNER:** Same as applicant

**PREMISES AFFECTED:** 5336\* N. Bowmanville Avenue

**SUBJECT:** Application for a variation to reduce the front property line to on-

site parking from the required 20' to 13.17' for a proposed two-

story, single family residence with an attached garage.

Approved

598-18-S ZONING DISTRICT: B1-3 WARD: 4

**APPLICANT:** Albatross Investments, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 3101 S. Giles Avenue / 319 E. 31st Street

**SUBJECT:** Application for a special use to establish a residential use below

the second floor for a proposed four-story, four dwelling unit

building.

• Approved

599-18-S ZONING DISTRICT: B1-3 WARD: 4

**APPLICANT:** Albatross Investments, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3105 S. Giles Avenue

**SUBJECT:** Application for a special use to establish a residential use below

the second floor for a proposed four-story, eight dwelling unit

building.

Approved

600-18-S ZONING DISTRICT: B1-3 WARD: 4

**APPLICANT:** Albatross Investments, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3109 S. Giles Avenue

**SUBJECT:** Application for a special use to establish a residential use below

the second floor for a proposed four-story- eight dwelling unit

building.

Approved

601-18-Z ZONING DISTRICT: B1-3 WARD: 4

**APPLICANT:** Albatross Investments, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3109 S. Giles Avenue

**SUBJECT:** Application for a variation to reduce the south setback from the

required 3.85' to zero for a proposed four-story, eight dwelling unit building with rear thee-story open porch and eight open parking

spaces.

Approved

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<sup>\*</sup>Amended at hearing

602-18-Z ZONING DISTRICT: RS-1 WARD: 39

APPLICANT: Christopher Saviano OWNER: Same as applicant

PREMISES AFFECTED: 5860 N. Keating Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 25.17' to 22.48' for a proposed rear two-story addition and a second floor addition on the existing two-story single family

residence.

• Approved

603-18-Z ZONING DISTRICT: RS-1 WARD: 39

APPLICANT: Christopher Saviano
OWNER: Same as applicant
PREMISES AFFECTED: 5860 N. Keating Avenue

**SUBJECT:** Application for a variation to increase the maximum floor area for

a detached house from 0.5 to 0.6 for a proposed rear two story addition and a second floor addition on the existing single family

residence.

Approved

604-18-S ZONING DISTRICT: B3-2 WARD: 43

APPLICANT: Waiyi Chan/ YGC, LLC
OWNER: Halsted East, LLC
PREMISES AFFECTED: 1941 N. Halsted Street

**SUBJECT:** Application for a special use to establish a nail salon.

Approved

605-18-S ZONING DISTRICT: B3-2 WARD: 29

**APPLICANT:** William Pierce

**OWNER:** Inspire Development, LLC **PREMISES AFFECTED:** 5916 W. Roosevelt Road

**SUBJECT:** Application for a special use to establish a nail salon.

Approved

606-18-Z ZONING DISTRICT: RS-2 WARD: 50

APPLICANT: Avrohom Ausband OWNER: Same as applicant

**PREMISES AFFECTED:** 6633 N. Richmond Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 20.972' to 18.917', combined side setback from 9.90' to 8.334' (north and south to be 4.617') for a proposed second floor addition and a two story rear addition to the existing single family

home.

607-18-Z ZONING DISTRICT: RS-2 WARD: 50

**APPLICANT:** Avrohom Ausband **OWNER:** Same as applicant

PREMISES AFFECTED: 6633 N. Richmond Street

**SUBJECT:** Application for a variation to increase the maximum floor area

ratio from 0.65~(2,601~square~feet) to 0.75~(3,001~square~feet) for a proposed second floor addition and a rear two-story addition to the

existing single family residence.

• Approved

608-18-Z ZONING DISTRICT: B2-2 WARD: 45

**APPLICANT:** 4321 N Cicero, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 4321 N. Cicero Avenue

**SUBJECT:** Application for a variation to reduce the minimum lot area from

the required 4,000 square feet to 3,750 square feet to convert a three dwelling unit building to a four dwelling unit building.

Approved

609-18-Z ZONING DISTRICT: B1-1 WARD: 13

**APPLICANT:** South Side Seats, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4822 W. 65th Street / 6455-59 S. La Crosse Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 10.39' to 7', north setback abutting an RS-2 zoning district from 4' to 2.67' for a proposed non-required accessory off-site parking lot to serve the restaurant at 6452-56 S. Cicero Avenue.

Approved

610-18-Z ZONING DISTRICT: B1-1 WARD: 13

**APPLICANT:** South Side Seats, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4822 W. 65th Street / 6455-59 S. La Crosse Avenue

**SUBJECT:** Application for a variation to reduce the required 7' landscape

setback along 65th Street from the required 7' to 2.70' and to waive three trees and sixteen shrubs at the reduced setback area for a proposed non-required accessory parking lot to serve a restaurant

at 6452-56 S. Cicero Avenue.

611-18-Z ZONING DISTRICT: RT-4 WARD: 1

**APPLICANT:** 1526 Leavitt, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1528 N. Leavitt Street

**SUBJECT:** Application for a variation to reduce the south setback from the

required 2' to zero, north from 2' to zero', combined side setback from 5' to zero for the subdivision of a zoning lot into two zoning

lots. The building at 1528 N. Leavitt shall remain.

• Approved

612-18-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** TCF Properties, LLC Same as applicant **PREMISES AFFECTED:** 1721 N. Dayton Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 10.31' to 6.50', north setback from 2' to zero (south to be 3.08'), combined side setback from 4.61' to 3.08' for a proposed third story and rear addition for the existing three-story, three unit

building to be deconverted to two dwelling units.

• Continued to December 21, 2018 at 2:00 p.m.

613-18-Z ZONING DISTRICT: RS-3 WARD: 26

**APPLICANT:** Alfonso Ibarra **OWNER:** Same as applicant

**PREMISES AFFECTED:** 1717 N. Lawndale Avenue

**SUBJECT:** Application for a variation to reduce the north setback from the

required 2' to 1.25' (south to be 2.20') combined side setback from 5' to 3.45' for a rear one-story addition to the existing single family

residence.

Approved

614-18-Z ZONING DISTRICT: B3-3 WARD: 33

**APPLICANT:** Jeff Zamansky **OWNER:** Same as applicant

PREMISES AFFECTED: 2920 W. Belmont Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed second and third story addition containing four dwelling units over an existing warehouse building that is being converted to retail with an attached four car garage.

Approved

615-18-S ZONING DISTRICT: B3-2 WARD: 8

**APPLICANT:** Oya's Barber Shop, LLC / Obatula Moore

**OWNER:** FGW Realty Group Inc. **PREMISES AFFECTED:** 1604 E. 86th Place

**SUBJECT:** Application for a special use to establish a barber shop.

• Approved

616-18-Z ZONING DISTRICT: RS-3 WARD: 22

**APPLICANT:** Modesto Salas **OWNER:** Same as applicant

**PREMISES AFFECTED:** 3225 S. Lawndale Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 4' to 0.98' (north to be 3.74'), combined side setback from 10' to 4.72' for a proposed attached garage and new roof over hang

on an existing garage at the rear of a one-story building.

Approved

617-18-S ZONING DISTRICT: B3-2 WARD: 8

**APPLICANT:** True to Life Foundation

**OWNER:** City of Chicago

**PREMISES AFFECTED:** 8828 S. Stony Island Avenue

**SUBJECT:** Application for a special use to establish a community center.

Approved

618-18-S ZONING DISTRICT: PMD-7 (B) WARD: 28

APPLICANT: Tri City Foods of Illinois Inc.

OWNER: Ansemoss Haddad & Sons, Inc.

PREMISES AFFECTED: 2401-17 W. Ogden Avenue

**SUBJECT:** Application for a special use to establish a one lane drive through

facility to serve a fast food restaurant.

Approved

619-18-S ZONING DISTRICT: B3-2 WARD: 25

**APPLICANT:** 21st Place Acquisitions, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2157 W. 21st Place

**SUBJECT:** Application for a special use to establish a residential use below

the second floor for a proposed four-story, six dwelling unit

building with six rear surface parking spaces.

Approved

620-18-Z ZONING DISTRICT: B3-2 WARD: 25

**APPLICANT:** 21st Place Acquisitions, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2157 W. 21st Place

**SUBJECT:** Application for a variation to reduce the east setback from the

required 2' to 0.04' for a proposed four-story, six dwelling unit

building with six rear surface parking spaces.

621-18-Z ZONING DISTRICT: RS-2 WARD: 29

**APPLICANT:** Revolution Home Remodeling Inc.

**OWNER:** Revolution Home Remodeling and Felix and Gillian McAfee

**PREMISES AFFECTED:** 1905-09 N. Sayre Avenue

**SUBJECT:** Application for a variation to reduce the south setback from the

required 4' to 2.93' (north to be 1.82') combined side setback from 9' to 4.75' for the subdivision of a zoning lot. The existing building will remain at 1909 N Sayre and a new single family residence is

proposed for 1905 N. Sayre Avenue.

• Approved

622-18-Z ZONING DISTRICT: RT-4 WARD: 44

APPLICANT: Shoreditch, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3259 N. Racine Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 14.84' to 5' for a proposed three-story, three dwelling unit

building.

• Continued to December 21, 2018 at 2:00 p.m.

623-18-Z ZONING DISTRICT: RT-4 WARD: 44

APPLICANT: Shoreditch, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3259 N. Racine Avenue

**SUBJECT:** Application for a variation to reduce the minimum lot area per

dwelling unit from 1,000 to 993.32 (which is less than 10%) for a

proposed three-story, three dwelling unit building.

• Continued to December 21, 2018 at 2:00 p.m.

#### **AM CONTINUANCE**

505-18-Z ZONING DISTRICT: RT-3.5 WARD: 44

**APPLICANT:** Mary Ann Hoey **OWNER:** Same as applicant

PREMISES AFFECTED: 3620 N. Magnolia Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.65' to 1.05', north from 2.4' to 0.35', combined side setback from 6' to 0.35' for an open stairs with north side solid wall to the existing roof deck of the garage, a raised terrace, one and two story side additions with canopy for the existing two-story,

single family residence.

#### 2:00 P.M.

#### **CONTINUANCES**

331-18-S ZONING DISTRICT: B3-3 WARD: 26

APPLICANT: Jester Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1709 N. Kedzie Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed four-story, three dwelling unit building

with a detached three car garage.

• Continued to January 18, 2018 at 9:00 a.m.

**404-18-Z APPLICANT:**WARD: 43
William J. Deakin Trust and Lis M. Diehlmann Trust

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1848 N. Lincoln Avenue

**SUBJECT:** Application for a variation to reduce the front feature setback from

the required 20' to 9.87', front setback from 11.22' to 9.87', north and south setback from 2' to zero, combined side setback from 5' to zero and the open space along the north and south end of the lot from 5' to zero on each side for a proposed attached garage with roof deck, open stairs, roof top stair/ elevator enclosure and roof

deck.

• Continued to December 21, 2018 at 2:00 p.m.

428-18-S ZONING DISTRICT: B1-1 WARD: 21

**APPLICANT:** Unity Parenting and Counseling, Inc. **OWNER:** First Insite Realty 79th and Ashland, LLC

**PREMISES AFFECTED:** 7955-59 S. Ashland Avenue

**SUBJECT:** Application for a special use to establish a temporary overnight

shelter.

• Approved

528-18-Z ZONING DISTRICT: RS-2 WARD: 33

**APPLICANT:** 2805 Eastwood, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2805 W. Eastwood Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 54.417' to 28.093', east setback from 4' to 3' (west to be 4'), combined side setback from 9' to 7', rear setback from 33.60' to 28.093', rear yard open space from 400 square feet to 268 square

feet for a proposed two-story, single family residence.

• Continued to December 21, 2018 at 2:00 p.m.

532-18-Z ZONING DISTRICT: RT-4 WARD: 45

**APPLICANT:** Chicago Title and Land Trust 8002361424

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3721 N. Parkview Terrace

**SUBJECT:** Application for a variation to reduce the east front setback from 15'

to zero, north setback from 7.47' to zero, to allow a 7' to 9' high fence with stone piers and a 4' north side setback to allow open access stair to the garage roof deck that serves an existing single

family residence.

• Continued to December 21, 2018 at 9:00 a.m. Pursuant to *Melrose Park National Bank* v. Zoning Board of Appeals of the City of Chicago, fourth Board member to read transcript and vote at the December Zoning Board of Appeals hearing.

537-18-S ZONING DISTRICT: M1-1 WARD: 14

**APPLICANT:** Maquella Management, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 5252 S. Archer Avenue

**SUBJECT:** Application for a special use to establish a six pump gas station

with an accessory one-story retail sales and restaurant with drivethrough use building and a two-story car wash use building.

• Continued to January 18, 2018 at 9:00 a.m.

538-18-S ZONING DISTRICT: M1-1 WARD: 14

**APPLICANT:** Maquella Management, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 5252 S. Archer Avenue

**SUBJECT:** Application for a special use to establish a drive through facility

for a proposed accessory restaurant on a lot containing a gas

station, a retail sales building and a car wash building.

• Continued to January 18, 2018 at 9:00 a.m.

543-18-Z ZONING DISTRICT: RM-5 WARD: 43

**APPLICANT:** Montana- Lincoln Park, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 936 W. Montana Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 11.22' to 8', west setback from 6' to zero, east setback from 6' to zero, combined side setback from 15' to zero, rear setback from 34.5' to 1', \*for a proposed four-story, eight dwelling unit building with roof deck, three roof top stair enclosures and an

attached nine car garage with roof decks and pergolas.

<sup>\*</sup>Amended at hearing

544-18-Z ZONING DISTRICT: RM-5 WARD: 43

**APPLICANT:** Montana- Lincoln Park, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 936 W. Montana Street

**SUBJECT:** Application for a variation to increase the maximum height from

47' to 49.83'\* which is not more than 8.15% increase of the allowable height for a proposed four-story, eight dwelling unit building with roof deck, three roof top stair enclosures and an

attached nine car garage with roof decks and pergolas.

• Approved

545-18-Z ZONING DISTRICT: RM-5 WARD: 43

**APPLICANT:** Montana-Lincoln Park, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 936 W. Montana Street

**SUBJECT:** Application for a variation to relocate the required rear yard open

space to the roof of a proposed attached nine-car private garage which will serve a proposed four-story, eight dwelling unit

building.

Approved

570-18-S ZONING DISTRICT: B3-2 WARD: 11

**APPLICANT:** Glazier project, LLC- Bridgeport

**OWNER:** City of Chicago

PREMISES AFFECTED: 3100-3110 S. Halsted Street

**SUBJECT:** Application for a special use to establish a one-lane drive through

to serve a proposed restaurant.

Approved

571-18-Z ZONING DISTRICT: B3-2 WARD: 11

**APPLICANT:** Glazier Project, LLC- Bridgeport

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3102 S. Halsted Street

**SUBJECT:** Application for a variation to reduce the 18 linear feet of landscape

setback along 31st Street from the required 7' to 3'-8".

Approved

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of October 19, 2018, with the exception of Board Cal. Nos. 490-18-Z and 491-18-Z

Adjournment.

<sup>\*</sup>Amended at hearing